

**EXPEDITED
Plan Review****Newsletter**

Department of Public Works & Environmental Services

www.co.fairfax.va.us/gov/dem

New Projects Now Under Peer Review

There are a number of projects that are currently being reviewed by Certified Peer Reviewers under the *Expedited Building Plan Review Program*. The projects vary in size and use. However, they will all take advantage of the time savings the program is expected to generate.

Most of these projects are being reviewed for the first time by the Peer Reviewer at the permit package phase. One project, however, is being reviewed from the beginning of the design phase. This particular project has the advantage of having someone scrutinize the drawings for code compliance during the entire design phase. This will help reduce or outright eliminate corrections and revisions during the permit process.

These new projects are expected to be submitted to the County within the next couple of months. County officials are eagerly awaiting their arrival.

Review Classes

The Environmental Services Training Center is offering two classes this quarter for inspectors and plan reviewers preparing to sit for the NCPCCI exams. As always architects and engineers participating in the *Expedited Building Plan Review Program* may attend; however, space is limited. Please be aware that these classes are geared towards County staff.

Electrical General

Exam: 2B

Code: 1996 National Electrical Code

Date: August 6 and 13 (2 day class)

Time: 8:00 a.m. – 11:00 p.m.

Location: Room 106

Cost: \$20

Instructors: Dean Fortney

Enrique Quinonez

NCPCCI Test Taking Tips

Date: August 14, 1998

Time: 8:00 a.m. – 10:00 p.m.

Location: Room 106

Cost: \$10

Instructor: Guy Tomberlin

Leslie Erreich

To register for these classes call the Environmental Services Training Center at **703-324-1820**. First priority is given to County staff, so space is limited. All attendees are asked to bring a copy of the applicable codes. The Environmental Services Training Center is located at the Herrity Building, 12055 Government Center Parkway, Fairfax.

Technical Classes

The Environmental Services Training Center is also offering Technical Classes that may be of interest to some Peer Reviewers. Like the Review Classes, there is a charge and first priority is given to County staff. Call the number above to register.

Inspection of Gas Piping & Installation of Grease Interceptors

Date: July 16

Time: 8:00 a.m. - 10:00 a.m.

Location: Room 106

Cost: \$10

Instructor: Danny Neff

Basic Electrical Systems

Date: July 30 and 31 (2 day class)

Time: 8:00 a.m. - 9:30 a.m.

Location: Room 122

Cost: \$20

Instructor: Enrique Quinonez

Name Change

As a result of the Board of Supervisors' adoption of the FY 1999 budget, the Department of Environmental

Management (DEM) has been consolidated with the Department of Public Works and the Facilities Management Division of the Department of General Services into the new Department of Public Works and Environmental Services, effective July 1, 1998. The Division of Design Review, DEM, has been renamed the Office of Site Development Services and the Division of Inspection Services, DEM, has been renamed the Office of Building Code Services.

The names may have changed, but the commitment to the *Expedited Building Plan Review Program* has not. The Office of Building Code Services is still looking forward to the many projects expected to be part of this program's success.

New Initiatives

The Office of Building Code Services in conjunction with other agencies within Fairfax County Government have developed initiatives to promote the *Expedited Building Plan Review Program*.

One such initiative involves the County's revitalization efforts in some of the earliest developed areas of the County. These areas include the Route 1 Corridor, Bailey's Crossroads and Merrifield to name a few. All the areas are targeted to receive special incentives to encourage new growth and revitalization of existing construction.

One incentive includes project management teams. Each team, composed of County staff, will be assigned to specific projects and will work to quickly resolve any issues which may arise during the zoning, site plan and building permit approval processes. One of the requisites for this service is that the building construction drawings be peer reviewed under the *Expedited Building Plan Review Program*.

Training will be offered to design professionals taking part in the revitalization efforts. Topics will include County procedures and programs and an explanation of the *Expedited Building Plan Review Program*. Participants will be told where to find certified Peer Reviewers and they will be encouraged to regularly review the certified Peer Reviewer list on the Office of Building Code Services's web site at www.co.fairfax.va.us/gov/dem. Once work begins, Peer Reviewers should expect an increase in the number of inquiries for their services.

Additional initiatives to help promote expedited plan review are in the development stages. The new initiatives, once approved, will simplify many County processes only if the projects are submitted under the *Expedited Building Plan Review Program*.

Plumbing Publication

The International Code Council (ICC) has a useful new publication called, *The International Plumbing Code: A Guide for Use and Adoption*. This publication is available for free and is downloadable (346K) from the ICC web page:

www.intlcode.org/download/index.htm

Preliminary Meetings

The Building Plan Review Division strongly recommends that a preliminary meeting be held prior to submission of drawings under the *Expedited Building Plan Review Program*. Attendees at this meeting should include the project designers, Peer Reviewers and County reviewers from each discipline.

All preliminary meetings are held on Mondays or Fridays. To schedule a meeting, contact Denise Scott at **703-324-1645**.

Code Interpretation

FORMAL Code Interpretation No. 4/1002/96. Approved September 23, 1996. BOCA National Building Code/1996 Sections 1002.1, 1015.0, 1020.3.

Quest #1: Does the definition of "smokeproof enclosure" in Section 1002.1 preclude the discharge of the exit stairway into a level of exit discharge element such

as an exit lobby constructed in accordance with 1020.3?

Answer: No. The smokeproof enclosure serves as an enclosed exit stairway. As such, it is permitted to discharge directly to the exterior or into an exit passageway, vestibule or lobby located at the level of exit discharge in accordance with Section 1020.0. It is not the intent of the phrase "with a separately enclosed direct exit to the street at the grade floor" (see definition of "smokeproof enclosure") to require that the enclosure discharge directly to the exterior. The provisions of Section 1020.0 provide a level of protection consistent with the level of protection provided by exit enclosures, including smokeproof enclosures. As such, exit passageways, vestibules and lobbies are all considered viable level of exit discharge elements.

Quest #2: If the smokeproof enclosure can discharge into a lobby, is the lobby then required to be pressurized?

Answer: No. The purpose behind the requirements of Section 1020.0 is to maintain an appropriate level of protection for the occupants until they discharge from the building. A smokeproof enclosure is pressurized or vented to prevent smoke from moving into and up the stair shaft. Spaces, such as lobbies and vestibules, that are separated from the stair enclosure do not need to be pressurized, since the general provisions of Sections 709.3, 1020.2 and 1020.3 for opening protectives, coupled with the specific door requirements of Section 1015.4.1, adequately maintain the tenability of the smokeproof enclosure. However, an exit passageway constructed as a horizontal extension of the exit, that is not separated from the exit stairway with rated construction, would need to be pressurized in accordance with Section 1015.0.

Fire Marshal

Although not a formal part of the *Expedited Building Plan Review Program*, the Fire Marshal has agreed to cooperate. To help the Fire Marshal keep up with Building Plan Review's pace, it is recommended, but not required, to submit an extra copy of the construction documents. This set, submitted with the minimum required three sets, would allow the Fire Marshal's review to take place concurrently with those of the Building Plan Review Division.

Code Highlight

1995 International Plumbing Code:
404.5 Customer facilities. *Customers, patrons and visitors shall be provided with public toilet facilities in structures and*

tenant spaces intended for public use and utilized as restaurants, nightclubs, places of assembly, business and mercantile occupancies. Customer toilet facilities shall be located not more than one story above or below the space required to be provided with customer toilet facilities and the path of travel to such facilities shall not exceed a distance of 500 feet (152 m). In covered mall buildings, required facilities shall be based on total square footage, and facilities shall be installed in each individual store or in a central toilet area located in accordance with this section. The maximum travel distance to the central toilet facilities in covered mall buildings shall be measured from the main entrance of any store or tenant space.

The BOCA 1993 National Plumbing Code used the same language as the above code excerpt; however, it went on to exclude spaces with an occupancy load under 150 which did not serve food. This exception is no longer included in the International Plumbing Code (IPC).

This section has had a tremendous impact on the mercantile and design communities doing business within Virginia and the other jurisdictions which have adopted the IPC. Now, all mercantile occupancies *must* have customer facilities that are not hidden behind storage areas or kitchens.

To learn more about this section of the IPC, please contact the Chief Plumbing Engineer at **703-324-1960**.

Annual Training

The next County Annual Training Class will be offered on October 7, 1998 in Room 106 of the Herry Building. All prospective Peer Reviewers who did not attend the February 25 or May 20, 1998 training, are encouraged to attend. Annual training is only required to be taken once a year. A registration form is attached.

The requirement to have successfully passed all required NCPCCI exams and to have obtained BOCA certification has once again been waived for this class.

Peer Reviewers

Congratulations to the newest Certified Peer Reviewers. Please see the enclosed sheet for a current list.